



88 Blanding Blvd
Orange Park, FL 32073

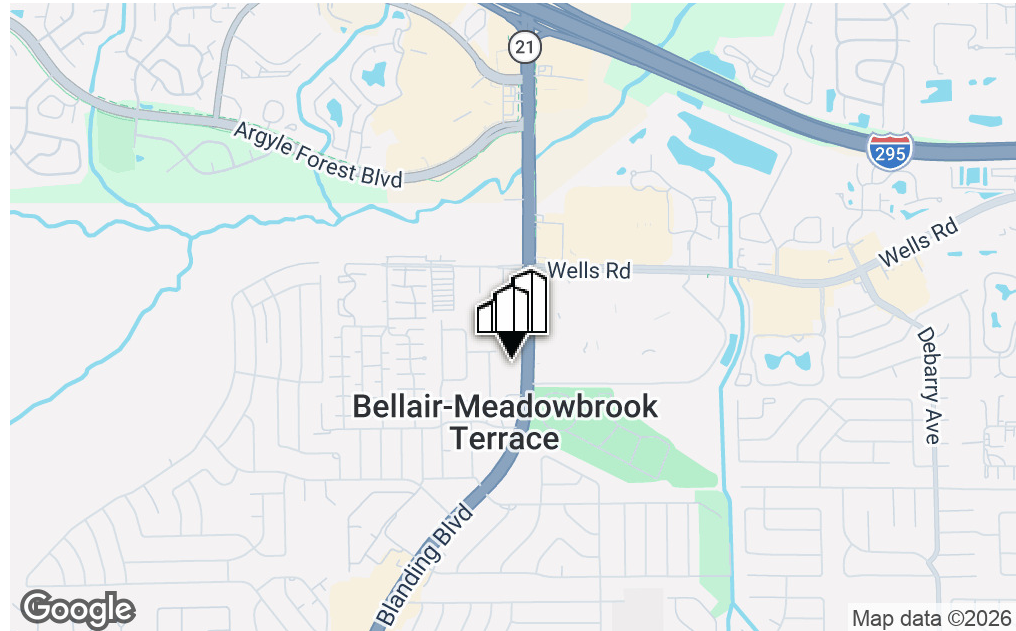


Nick Carcieri
Associate Director
904.467.3992
ncarcieri@primerealtyinc.com

Alex Minoofar
Director
904.930.4015
aminoofar@primerealtyinc.com



Executive Summary



Offering Summary

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	22,220 SF
Available SF:	6,000 SF
Year Built:	1984

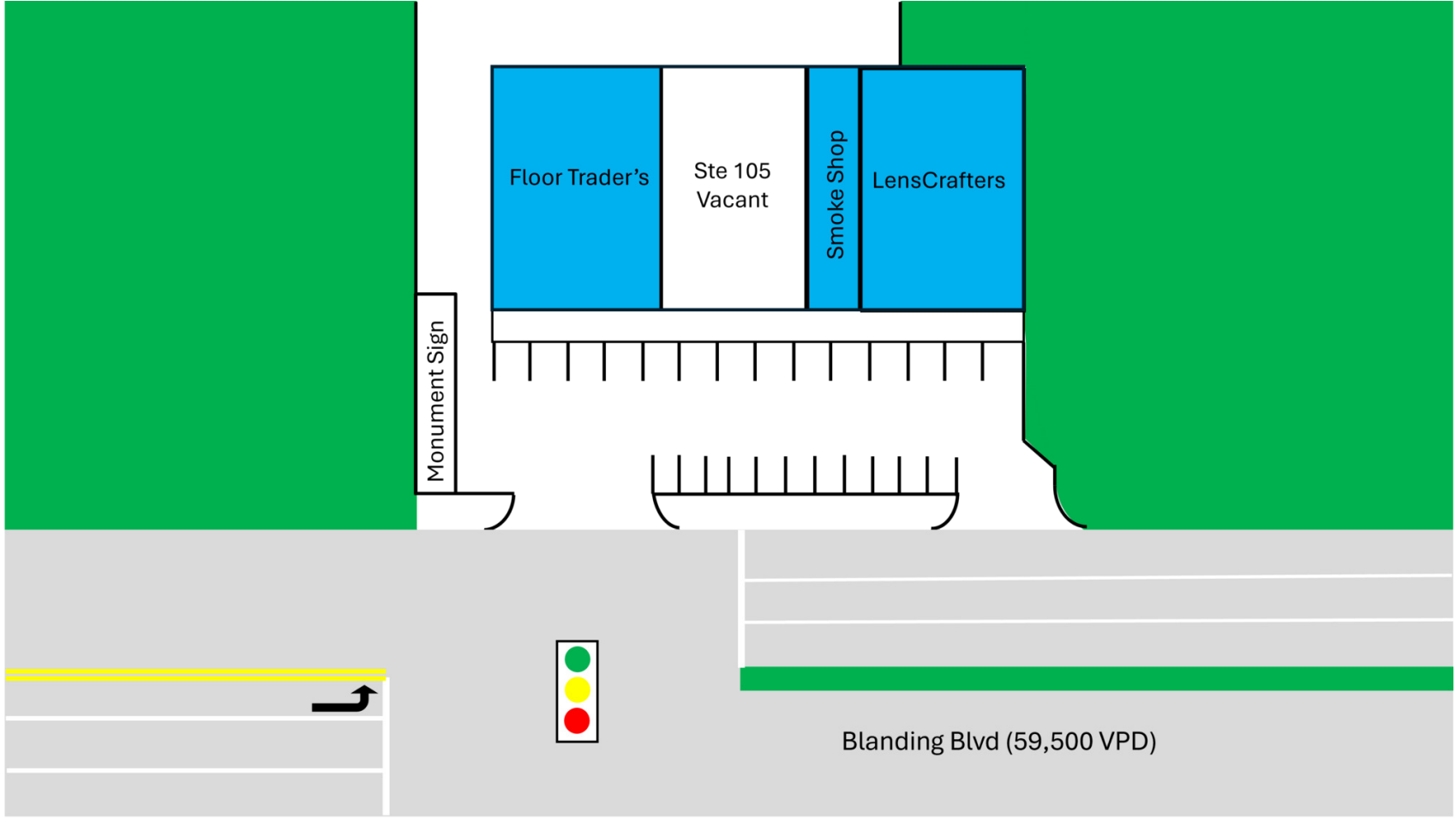
Property Overview

Prime Realty is proud to present, For Lease, this approximately 23,000 SF Strip Center, located on Blanding Blvd in Orange Park. The Property is in a prime location in a densely populated, thriving retail trade area across the street from Orange Park Mall and the future Sprouts anchored center. Prominent retailers in the area include Home Depot, Dillards, JC Penny, Dick's Sporting Goods, Chick-fil-A, Home Depot, and Men's Wearhouse.

Property Highlights

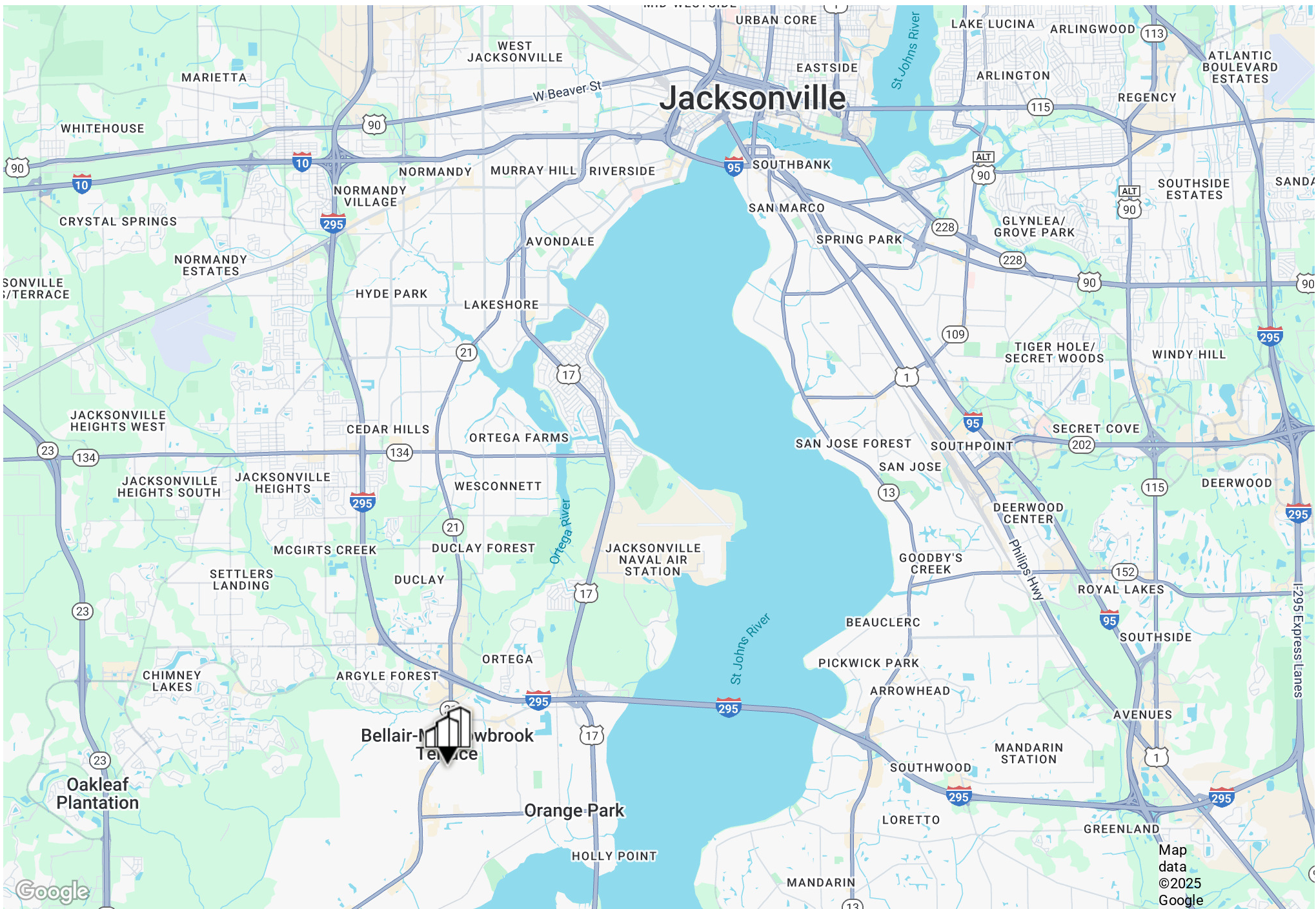
- **Frontage on Blanding Blvd.** The Property has approx. 220 ft of visible frontage at the signalized intersection of Blanding Blvd (59,500 VPD) and Orange Park Northway - a main entrance to the Orange Park Mall.
- **Easily Accessible.** There are two points of entry/exit, one being at the traffic light with a left-hand turn lane for ease of access.
- **Visible Monument Sign.** Tenants have highly visible signage at the lighted intersection on Blanding Blvd.
- **Sears Redevelopment.** The Property is located across the street from the future Sprouts anchored development.

Lease Spaces



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ Ste 105	Available	6,000 SF	NNN	\$18.00 SF/yr



Site Location

88 Blanding Blvd | Orange Park, FL 32073



Retailer Map



About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



Nick Carcieri

Associate Director

904.467.3992

ncarcieri@primerealtyinc.com

Alex Minoofar

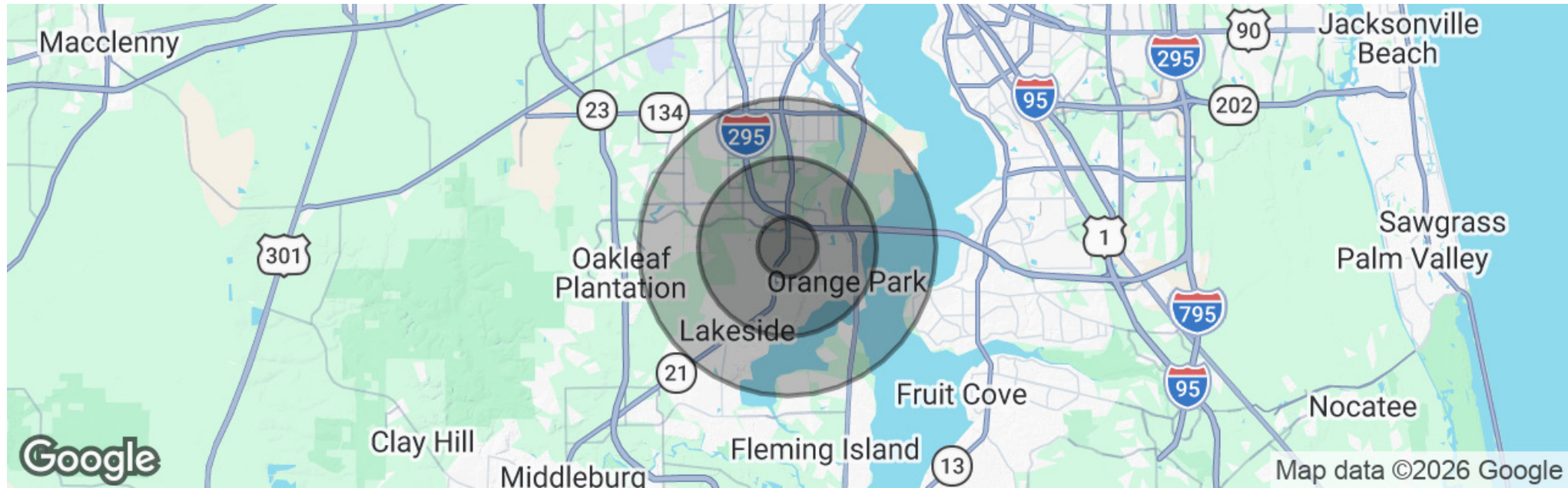
Director

904.930.4015

aminoofar@primerealtyinc.com



Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	11,837	68,582	138,336
Average Age	39	41	40
Average Age (Male)	37	39	39
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,700	26,920	52,383
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$71,152	\$82,494	\$89,428
Average House Value	\$225,166	\$281,726	\$293,315

2020 American Community Survey (ACS)